

**TELECOMMUNICATIONS LICENSE AGREEMENT
INFORMATION PAGE**

TELECOMMUNICATIONS LICENSE AGREEMENT dated the 1st day of January, 2007 between **Oxford Properties Group Inc. and CPP Investment Board Real Estate Holdings Inc.** as the Licensor and **Telus Communications Company** as the Licensee.

Building: Oxford Tower, the building municipally known as 10235 101 Street in the City of Edmonton, and the Province of Alberta.

Deemed Area: 140 square feet.

Commencement Date: the 1st day of January, 2007.

License Fee: the annual sum of Two Thousand, Eight Hundred dollars (\$2,800) calculated based on the annual rate of Twenty dollars (\$20.00) per square foot of the floor area of the Deemed Area. The floor area of the Deemed Area is estimated to be 140 square feet. The exact measurement of the Deemed Area may be verified by the Licensor with any changes agreed upon by the Licensee (both parties acting reasonably) and the applicable adjustment of the License Fee and the floor area will be made retroactively to the Commencement Date.



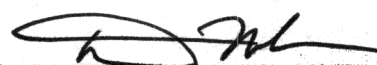
Hydro Electric Fee: the annual sum of Two Hundred and Fifty dollars (\$250) in advance due on the Commencement Date and each anniversary thereafter, where applicable, as accepted by both parties.

Additional Terms are on Pages 1 to 24 following of this Agreement.

Renewal Term: One period(s) of Five (5) years.

Term: The period starting on the Commencement Date, and ending on the on the 31 day of December, 2012.

The parties hereto agree to all of the provisions on Pages 1 to 24 following of this Agreement and have executed this Agreement as of the date hereof.

<p>TELUS COMMUNICATIONS COMPANY (Licensee)</p>	<p>Oxford Properties Group Inc. and CPP Investment Board Real Estate Holdings Inc. by their Agent (without personal liability), OPGI Management GP Inc. as general partner of the OPGI Management Limited Partnership</p>
<p>Per: _____</p>	<p>Per: </p>
<p>Name: _____ Title: _____</p>	<p>Name: David Routledge Title: Vice President, Real Estate Management West</p>
c/s	c/s
<p>Per: </p>	<p>Per: </p>
<p>Name: ROBERT BEATTY Title: AVP, BUILDING ACCESS</p>	<p>Name: DANIEL A. HOLMES Title: ASSISTANT SECRETARY</p>

NOTE: See Oxford Master Agreement, 2007 for terms and conditions.